



# City of Denton

City Hall  
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Denton, Texas  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Finance

**ACM:** Christine Taylor

**DATE:** May 16, 2025

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding 2014, 2019, and 2023 General Obligation (GO) funded capital projects.

### **BACKGROUND**

The purpose of this item is to review the status of voter-approved General Obligation (GO) funded projects, discuss the current allocation of project funds, and provide estimated completion costs for projects. Staff have included projects to update the Committee on the items that have been completed and remain open as of May 16, 2025. Staff has provided a detailed spreadsheet (Exhibit 2) which provides a reconciliation of all active projects and recommended funding sources to meet estimated completion costs.

Below is status update on GO funded projects included in Exhibit 2:

### **2014 Bond Election:**

#### **1. Miscellaneous Traffic Signals**

The original intent of this project was to install and replace the traffic signal infrastructure at various locations throughout the city. Below is a summary of the remaining signal that is anticipated to be completed June 2025. All other signals have been completed.

Signal	Cost	Status/ECD
Bell/Hickory	\$310,000	Construction is in progress. Completion expected by 6/15/25. Contractor delayed due to recent weather, but work is expected to resume and be completed mid-June.

#### **2. Bonnie Brae Secondary Arterial from Vintage Blvd. to US-77 (Phases 1 through 6)**

Phases 1 through 3 of the Bonnie Brae projects consist of the southern portions of Bonnie Brae from I-35E to and including Vintage Boulevard. More specifically: Phase 1 limits are from Roselawn to just north of Vintage. This section provides a new alignment for the roadway and adds two bridges. Phase 2 is the widening of Vintage Boulevard from 2 to 4 lanes from US 377 to I-35W and includes the intersection of Bonnie Brae joining the limits of Phase 1. Phase 3 continues the new alignment of Phase 1 from Roselawn to I-35E. These phases are funded by Regional Toll Revenue

funds out of the SH-121 subaccount and a City of Denton match and are often referred to as Bonnie Brae South. We also have up to \$5.75M in Denton County funds. These funds cannot be spent north of I-35E on the Northern phases of the Bonnie Brae project. Phases 1 and 2 are complete as of Q2 of 2023. Phase 3 was originally bid in Q4 of 2022, all bids were rejected as design inaccuracies caused the bids to be higher than estimated. The project has begun construction, and the project's estimated completion date is November 2026.

Phase 4 of the Bonnie Brae project extends from I-35E North to Scripture Street. This phase has been broken into two sub-phases; Phase 4A, which is completed, consists of a roundabout at the Scripture Street and Bonnie Brae Intersection. Phase 4B consists of the widening of Bonnie Brae from I-35E to the roundabout. The original intent of this project including phases 4A, 4B, and 5 was for final design, right-of-way (ROW) acquisition, and construction into a 4-lane, divided roadway in the amount of \$9,500,000. However, the revised project estimate for phases 4A, 4B, and 5 is now \$28,000,000. In May 2018, the City Council approved the reallocation of \$2,479,903 from the FM 1830 and US 377 projects and \$1,020,097 from Bonnie Brae Phase 6 into Bonnie Brae Phase 4 to close the funding gap. Phase 4B is at 90% design phase and the project was approved to be included in the voter approved Denton County TRIP 2022 bond election providing the additional funding needed for ROW and total reconstruction. On September 19, 2023, Council authorized \$2M of the Phase 4B TRIP 2022 funds to be allocated to Phase 3 where construction proposals were double the anticipated cost. In an effort to provide a short-term solution and accommodate the anticipated I-35E reconstruction traffic, The City has completed resurfacing and restriping of the existing 4-lane roadway. The design of Phase 4B will be completed in Q3 of 2025. Construction of 4B will be intentionally delayed allowing for the completion of Phase 3 and Phase 6. Currently, Phase 4B has an estimated construction start of Q2 of 2027 with an estimated 18-month construction timeline.

Phase 5 and Phase 6 of the Bonnie Brae project are updated in the 2019 Bond Election section below.

### 3. Miscellaneous Sidewalks

The original intent of this project was for the design and construction of various sidewalk projects within the city over a six-year period. The funds were also used to fund the city's required match to TxDOT for the Safe Routes to Schools (SRTS) and the Transportation Alternative Set-Aside (TASA) projects. The remaining \$395,676 will go toward the construction of the SRTS and TASA projects. These projects were advertised for construction in September of 2024 and are anticipated to be completed by Q4 of 2025.

### 4. Morse Street Expansion to Full Collector Capacity (Loop 288 to Mayhill)

The original intent of this project was for design, right-of-way acquisition, and construction in the amount of \$2,900,000 to fully convert this roadway to a four-lane divided secondary arterial street, including sidewalks, bike lanes, street lighting, and water utility improvements from Loop 288 to Mayhill. This original plan would widen the current three-lane segment between Kimberly and Mayhill to a four-lane divided roadway, matching the existing segment between Kimberly and Loop 288. In May 2018, the Council approved the transfer of \$250,000 from FM 1830 and US 377 projects and \$220,000 in aggregate of other capital improvement projects into the Morse Street Expansion project, raising the Morse Street Expansion funding total to \$3,370,000.

Subsequently, the scope of the project changed, and the existing street width along Morse Street between Kimberly Drive and Mayhill Road will now be maintained. The intent was to reduce/reconstruct the existing four-lane segment to a three-lane roadway between Loop 288 and Kimberly Drive. In 2020, \$2,600,000 was approved to be moved from this project to the Hickory

Street from Welch to Carroll project. The project is currently under construction with an anticipated completion of June 2025.

## **2019 Bond Election:**

### **1. Bonnie Brae (Phases 5, 6, 7)**

The 2019 Bond Program provides funding for Phases 5, 6, and 7 to widen approximately three miles of Bonnie Brae Street from Scripture Street to Loop 288 and build a continuous four lane divided roadway along this route.

Phase 5 of the Bonnie Brae project extends from the roundabout to University Drive/380. The design of this section is at 30% and will also require ROW acquisition and utility relocations to accommodate the ultimate widening to a 4-lane divided roadway. Bonnie Brae Phase 5 was also included in the voter approved Denton County TRIP 2022 bond election. As the county TRIP 2022 funds are reimbursable funds, city funding will need to be allocated. Once funding has been identified, both phases 4B and 5 will be brought to 100% design, all ROW will be acquired, and all utility conflicts will be resolved. The timing of the contract award will be established considering other construction projects in the area to ensure connectivity and limit construction fatigue. Construction is estimated to start in Q2 of 2026 with an 18-month construction timeframe.

Phase 6 of the Bonnie Brae project extends from University Drive to US-77. The original intent of this project was for design, ROW acquisition, and construction in the amount of \$6,100,000 to extend to Windsor Drive. However, the revised project limits have increased the cost to \$31,100,000. A new Denton High School has been built north of Windsor Drive, on the west side of Bonnie Brae Street, and opened in August 2022. The design is currently at 100% completion and has received environmental clearance from TxDOT. Funding reallocation was approved to move \$620,000 from Wheeler Ridge and \$1,786,244 from Bonnie Brae Phase 4 for design into Phase 6. NCTCOG has approved \$11,060,800 in federal funding to be applied to the portion of the project extending from Windsor to US-77. This project is currently under construction. This project has a two-year construction timeline and is tentatively anticipated to be completed in Q1 of 2027.

Phase 7 will be designed and constructed by the Texas Department of Transportation (TxDOT). TxDOT has added Phase 7 to their Loop 288 Contract. However, there is no current schedule available.

### **2. Hickory Creek (Phase 3)**

The 2019 Bond Program provides funding for the widening of approximately one mile of Hickory Creek Road from Riverpass Drive to FM 1830 (Country Club Road) to a four-lane divided roadway, including a bridge designed to accommodate expansion at some time in the future as demand increases. This project is often referred to as Hickory Creek Phase 3. This project is currently 100% designed. Project construction started in the third quarter of the calendar year 2022. City Council approved of a change order to remobilize the contractor. An notice to proceed was issued for May 12, 2025. The estimated completion is Q4 of 2026.

### **3. Street Rehabilitation Program**

The 2019 Bond Program provides funding for the design and reconstruction of aging street infrastructure throughout the city. In addition to the street itself, curbs, gutters, sidewalks, traffic signals, turn lanes, medians, and other components may be included in a street rehabilitation project.

Programming for these streets and the associated impacted infrastructure is ongoing. Construction solicitations for the first two bid packages of the 2019 Street Rehabilitation Bond were advertised on January 11, 2021, and construction began on July 14, 2021. Both bid packages were completed in December of 2021.

On June 22, 2021, the City Council approved a design amendment with Freese and Nichols, Inc. (FNI) to complete the design of the first phase of the Southeast Denton Street Reconstruction Project, which will reconstruct 22 street segments approved as part of the 2019 Street Reconstruction Bond. The first phase of the Southeast Denton Street Reconstruction Project began construction in Q2 of 2022. A second bid package utilizing the Construction Manager at Risk procurement methodology will complete the remaining 51 street segments in the Southeast Denton neighborhood. The contract for pre-construction services with the Construction Manager at Risk firm McCarthy Building Companies, Inc. was approved by the City Council on December 14, 2021. The design amendment approved on June 22, 2022, with FNI also authorized eighteen months of Program Management services for the 2019 Street Reconstruction Bond. Program Management services provided by FNI include the development of a comprehensive sequencing plan for all 2019 Street Reconstruction Bond segments, the development of dashboards and other key reporting features that can be shared internally and with the public regarding the status of project construction, preparation of cash flow models and individual project estimates, project execution, process tracking, and providing general project implementation oversight. City of Denton staff and FNI currently anticipate completing all street reconstruction segments included in the 2019 Bond by the close of calendar year 2026.

On December 14, 2021, The City Council approved two new design contracts for Neighborhoods 4 and 7A. Both projects have an estimated 8-month design timeframe with a goal of going into construction in quarter one of 2023. Staff are also working with our internal design team on a street only package in Neighborhood 1. This would allow a construction-ready package to be available if funding were to be permitted in the bond issuance schedule.

Staff have kicked off the Neighborhood 2 and 6 projects with this combined project currently being constructed. Construction began on Guaranteed Maximum Price (GMP) #1 in January 2024. GMP #2 was approved in May 2024, and construction began in June 2024, GMP #3 was approved in December 2024 and began construction in January 2025. Neighborhood 1B GMP #1 was approved in March and construction began in April. Anticipated completion is December 2026. Staff have also coordinated with internal design services to begin Neighborhoods 7B, 8A, and 8B.

Southeast Denton Package B, Neighborhood 7A, Neighborhood 1A, and Neighborhood 4 are complete.

Neighborhood 5A is currently under design and expected to be in construction in Q1 2026.

#### 4. Sidewalks

Sidewalk infrastructure has been installed according to the City's sidewalk prioritization workplan. The plan seeks to close existing sidewalk gaps and install new sidewalks within one-quarter mile of areas with a potential for high pedestrian traffic, such as schools, universities, parks/greenbelts, and public transportation within the City of Denton. A single project manager is responsible for managing the workplan, sidewalk completion, and coordinating sidewalk projects with roadway reconstruction projects. Since funding availability in 2020, the City has installed over 30,000 LF of sidewalk/sidepath, of which 7,413 LF has been designed in-house by our Capital Improvements Engineering team. Another 15,000 LF of sidewalk/sidepath is estimated to be installed by the end of 2024. We currently estimate installing approximately 25,000 LF of sidewalk, sidepath or mixed-

use path in 2025. By the end of our 2019 Sidewalk Bond Fund issuances, the city estimates to have designed and constructed over 70,000 LF of pedestrian infrastructure.

5. Street Lighting

The 2019 Bond Program provides funding for the design and construction of streetlights along US-380 (University Drive) between I-35 and Mayhill Road and where streetlights were not added by TxDOT during construction of its US-380 roadway project. This area carries a significant amount of pedestrian and vehicular traffic, a portion of this segment is adjacent to Texas Woman's University. Design and photometrics are currently underway. Staff anticipates construction to begin in Q4 2025.

6. Ryan Road

The 2019 Bond Program will provide funding for the widening of approximately two miles of Ryan Road, from Teasley Lane to Country Club Road, from a two-lane road to a three-lane road. On February 23, 2021, the City Council approved a 30% design contract with Kimley-Horn and Associates for this project. The 30% design was completed in September 2021. In order to ensure east/west access to FM 1830 as Hickory Creek Road Phase 3 is under construction (extents for Hickory Creek Road Phase 3 are from Riverpass Drive to FM 1830), the final design and construction of the project will be coordinated so that construction will not begin on Ryan Road until construction of Hickory Creek Road Phase 3 is completed. The staff currently projects a Q4 2026 completion for Hickory Creek. Staff has executed a design amendment and is progressing towards final design. Right of way acquisition is underway.

7. Land Acquisition

Parks and Recreation received \$5,000,000 for land acquisition in the 2019 bond program. Over the course of the last few years, staff have been aggressive in researching land opportunities to accomplish the 10-Minute Walk goal. Parks and Recreation used funding from the bond program to purchase the Davidson property on Hartlee Field Road and Laney property on Trinity Rd. At this time, it is not anticipated that these properties will be open to the public for several years. In the fall of 2024, land was purchased on Ryan Rd. that will serve as park open space as well as the future home of the South Branch Library. Currently, the department has \$1.86 million in remaining funds and is exploring new parcels that will utilize this funding.

**2023 Bond Election:**

1. Ruddell, Mingo Roadway & Quiet Zones

The 2023 Bond Program provided \$45,125,000 in funding for the widening of Ruddell St and Mingo Rd, a new extension of Ruddell St across the Union Pacific Railroad, and establishment of a quiet zone from Frame St. to Mockingbird Ln along Mingo Rd. Design and CMAR selection have been completed and a kickoff meeting was held in late August 2024.

2. Oakland Drainage & Upstream Detention Improvements

The 2023 Bond Program provided \$32,595,000 in funding for installing box culverts in Oakland St that outfall into the North Pecan Creek tributary. Improvements will also include installing a detention pond upstream of the culverts to offset the adverse impact of peak flows within the new

system. Staff has selected a design consultant and CMAR. A kickoff meeting was held in January 2025.

3. PEC 4 Phases 3 & 4 Drainage Improvements

The 2023 Bond Program provided \$26,265,000 in funding for the installation of the final two phases of the PEC 4 project. The project consists of installation of box culverts along the Pecan Creek 4 tributary from Prairie St North to Mulberry St, then west in Mulberry St to Bernard St. The project will also include utility replacement/relocation, and full roadway reconstruction. Staff processed a design amendment with Freese and Nichols in April 2024 to complete the design acquire needed drainage easements. Easement acquisition is now underway.

4. Aquatic Improvements

The 2023 Bond Program provided \$15,000,000 in funding for enhancements to the Water Works Park. Improvements include renovating the existing ticketing building and pump house, building a new children's play structure, and creating outdoor flatwater space to be used for multi-purpose programming. Staff issued a request for qualifications to design consultants in February 2024 and awarded a design contract in June 2024 to Parkhill Architects. The construction manager at risk (CMAR) solicitation was awarded to Hill & Wilkinson General Contractors in September 2024. Staff anticipates final design in June 2025.

5. Trail Development

The 2023 Bond Program provided \$15,000,000 in funding for the construction of trails. \$4,000,000 was issued from the bond program in the fiscal year 2024, with the remaining amount scheduled to be issued in fiscal years 2027 through 2029. Parks and Recreation has created an aggressive plan to build trails throughout the community. Joe Skiles Park has been completed and was opened in June 2024. Trails at North Lakes Park – Dog Park and Denia Park are under construction. Villages of Carmel Park bids have been received and being presented to Council in June. Bowling Green is currently under permitting review, and construction is expected to commence by Q2 2025 and Briercliff Park starting in the fall. Pecan Creek, Hickory Creek, and Hills of Denton are under design/planning efforts.

6. Inclusive Playground

The 2023 Bond Program provided \$3,450,000 in funding for the construction of an inclusive playground. Parks and Recreation staff kicked off the project in Q4 2023 and are currently in the design phase of the project. Targeted grand opening is 2026. Staff was awarded additional grant funding through Texas Parks and Wildlife Department to support this project totaling \$750,000, which could result in additional time needed to open the project to the public.

7. Fire Station #5

The 2023 Bond Program provided \$12,671,000 in funding for the replacement of Fire Station 5. Fire Station 5 will be built on the existing site. Staff has selected an architect, and the design contract was approved by City Council in April 2024. The CMAR contract was awarded by the Council in August 2024. City Council approved a funding increase of \$3 million in December 2024 to accommodate future growth in the station, a 4<sup>th</sup> bay to serve the swift water rescue team and provide temporary relocation for staff as the station is rebuilt.

8. Fire Station #6

The 2023 Bond Program provided \$12,671,000 in funding for the replacement of Fire Station 6. Fire Station 6 will be built on a new site off Teasley Lane. Staff has selected an architect, and the design contract was approved by City Council in April 2024, the CMAR contract was awarded by the Council in August 2024. City Council approved a funding increase of \$1.1 million dollars in December 2024 to accommodate future growth in the station.

9. Linda McNatt Animal Care & Adoption Center

A total of \$15,850,000 has been allocated from the bond program in fiscal year 2024. Capital Projects secured a design firm and awarded a CMAR contract in August 2024. City Council approved a funding increase of \$4.5 million dollars in December 2024 to allow for the original bond program scope to be completed.

10. Public Art – Public Safety (Fire and Animal Services)

A total of \$823,000 was issued for the purpose of Public Safety art associated with the fire stations and the animal shelter. Parks and Recreation staff are working with the Fire Department and Animal Services and the projects are currently on hold.

11. Affordable Housing

The 2023 Bond Program provided a total of \$15,000,000 for affordable housing programs. Funding for this project has not yet been issued.

12. Active Adult Center

The 2023 Bond Program provides funding for the construction of a new Active Adult Center. Funding is expected in FY 2026. The site for the future Active Adult Center is to be determined.

13. Public Art – Active Adult Center

The 2023 Bond Program provides funding for \$930,000 of public art associated with the Active Adult Center. Funding for this project is expected in FY 2027. The location and general scope of the art will be identified within the design portion of the project. Public engagement will be conducted to gather input when the time is appropriate.

14. South Branch Library

The 2023 Bond Program provided funding for construction of a new South Branch Library. To begin the project, \$2,500,000 million was issued in FY 2024 for the acquisition of land. Design is expected to begin in FY 2026.

15. Public Art – South Branch Library

A total of \$969,000 has been allocated to the artwork associated with the South Branch Library. Issuance for this project is expected in FY 2029. The location and general scope for art will be identified within the design portion of the project. Currently under consideration is a project scope that would include a series of whimsical outdoor spaces as public art sculptures informed by and reflecting the spirit of the former “Chairy Orchard.” These immersive art rooms would combine

areas for art, reading, education, open space and wellness. Public engagement will be conducted to gather input when the time is appropriate.

**Bond Election 2014, 2019, and 2023 Completed Projects:**

Wheeler Ridge Connection to FM 2181 at Jordan Lane – Funding Reallocated

Public Art for Street Improvements – Completed May 2017

Fire Station #4 Remodel/Rebuild (Sherman Drive) - Completed June 2018

Fire Station #3 Demolition/Rebuild (McCormick) - Completed April 2021

Fire Burn Tower – Completed April 2021

Relocation of Communications Center & Criminal Investigations Bureau – Reallocated

Police Firing Range with Ten Foot Berm Addition – Reallocated

Police Facilities Project (Design) - Completed

Public Art for Public Safety – Completed April 2022

Eagle Drive Drainage Improvements Phase 2 – Completed October 2019

PEC-4 Drainage Improvements Phase 2 – West of Locust to Prairie – Completed December 2021

Magnolia Street Drainage Phase 2 (Hinkle Project) - Completed November 2020

Playground Replacements – Completed February 2021

Park Improvements – Completed May 2022

Property Acquisition – Completed July 2022

Southwest Park Master Plan & Design - Completed June 2022

Carl Young Sr. Sprayground – Completed May 2022

Trail System Expansion & Addition – Completed October 2017

Water Works Park Additions (Wave Pool/Concession Stand) - Completed May 2020

Vela Soccer Complex Phase II Construction – Completed September 2021

Emergency Action Plan Lake Forest Park Dam – Completed February 2023

Hickory Creek Road - FM 2181 to Riverpass (Hickory Creek Phase 2) - Completed March 2023

Tennis Center Remodel & Expansion- Completed October 2023



Public Art for Parks - Completed October 2023

Denton Police Headquarters Renovations – Completed November 2023

2020 Street Bundle Sectors 1, 2, & 3 – Completed September 2023

Downtown Drainage Projects – Funds reallocated as of August 2023

2012 Street Reconstruction - Completed September 2023

2014 Street Reconstruction – Completed September 2023

Police Substation Range – Completed January 2023

Police Indoor Firing Range – Completed January 2023

Police Renovation Project – Completed March 2024

Respectfully submitted:  
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